

031.0

Map

0004

Block

0005.0

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 1,000,000 /

USE VALUE: 1,000,000 /

ASSESSED: 1,000,000 /

Total Card /

Total Parcel

1,000,000

1,000,000

1,000,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49 -51		ALLEN ST, ARLINGTON

OWNERSHIP

Unit #:					
Owner 1:	CHAKMAKJIAN ESTHER/TRUSTEE &				
Owner 2:	HAMPERIAN DAVID/TRUSTEE				
Owner 3:	HAMPARIAN IRREVOCABLE TRUST				
Street 1:	7 LIBERTY AVENUE				
Street 2:					
Twn/City:	BURLINGTON				
St/Prov:	MA	Cntry		Own Occ:	N
Postal:	01803	Type:			

PREVIOUS OWNER

Owner 1:	HAMPARIAN ANTRANIG V & ADA -		
Owner 2:	-		
Street 1:	7 LIBERTY AVENUE		
Twn/City:	BURLINGTON		
St/Prov:	MA	Cntry	
Postal:	01803		

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2340 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	
					</																						

EXTERIOR INFORMATION

Type:	13	- Multi-Garden
Sty Ht:	2	- 2 Story
(Liv) Units:	2	Total: 2
Foundation:	2	- Conc. Block
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struct:	2	- Hip
Roof Cover:	1	- Asphalt Shgl
Color:	BEIGE	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1922	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G11	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	5	- Steam	
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1922	21.94	T	40	104			4,700			4,700

More: N

Total Yard Items:

4,700

Total Special Features:

Total:

4,700

BATH FEATURES

Full Bath:	1	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:			
Total Units:			
Floor:			
% Own:			
Name:			

DEPRECIATION

Phys Cond:	GD	- Good	18.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			18.6%

CALC SUMMARY

Basic \$ / SQ:	180.00
Size Adj.:	1.09871793
Const Adj.:	0.98980200
Adj \$ / SQ:	195.752
Other Features:	126500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	664053
Depreciation:	123514
Depreciated Total:	540539

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 11		BRs: 4		Baths: 1		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

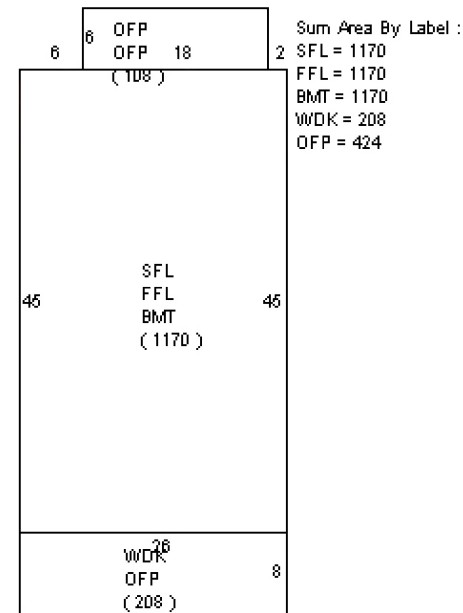
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	195.75	
Special Features:	0	Val/Su Net:	130.49	
Final Total:	540500	Val/Su SzAd	230.98	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	Basement	1,170	58.730	68,709	
FFL	First Floor	1,170	195.750	229,030	
SFL	Second Floor	1,170	195.750	229,030	
OFP	Open Porch	424	20.180	8,558	
WDK	Deck	208	10.700	2,225	
Net Sketched Area:		4,142	Total:	537,552	
Size Ad	2340	Gross Area	4142	FinArea	2340

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE



AssessPro Patriot Properties, Inc.